

D# 23c DESIGN STANDARDS

General Description

The City of Renton Planning Division made this docket item request. It proposes amending Title IV to provide a scaled system of design standards for single-family residential development in the RC, R-1, R-4, and R-8 zones. The proposed standards are divided into two aspects of the development regulations: street character/site considerations and architectural character. The number of proposed design standards in each zone increase in frequency from the RC zone to the R-8 zone, coinciding with the intensity of use. For example, the RC zone has no proposed standards due to the size of the lots and the limited impact development has on the surrounding community. However, the R-8 zone has several proposed standards because lot sizes are smaller and design features are important to the development of communities that are visually and experientially appealing for residents and the surrounding neighborhood.

Impact Analysis

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

Not applicable. The proposed changes would not affect the rate of growth or rate of development, but would help to ensure the growth and development that does occur is accommodated in a manner that provides quality of life benefit to the residents of the new community, as well as, the residents of the existing surrounding community.

Effect on the City's capacity to provide adequate public facilities

Not applicable. There are no anticipated effects on the City's capacity to provide adequate public facilities created by the proposed changes.

Effect on the rate of population and employment growth

Not applicable. There are no anticipated effects on the rate of population and employment growth created by the proposed changes.

Whether Plan objectives are being met as specified or remain valid and desirable

The Comprehensive Plan objectives are being met, as specified. The vision of the City, in part, is of a community that has cohesive, well-established neighborhoods and provides a diversity of housing that matches the diversity of the needs and wants of the City's population. The proposed changes would encourage the development of communities that are cohesive while also encouraging housing diversity.

Effect on general land values or housing costs

The proposed changes may cause a slight increase to overall housing costs. However, because the proposed scaled system increases requirements with increased density, it is anticipated that those costs to the developer will be mitigated by the increased opportunity for revenue driven by the number of lots being developed. For example, in the R-1 zone where the number of lots being developed per acre is one, the proposed design requirements are limited to the street character/site considerations. The requirements only cover items like the massing and scale, the inclusion of a prominent primary entry, and the garage location. In the R-8 zone,

there are more proposed design requirements and these requirements encompass finer details such as window trim, projection of eaves, and use of varied materials/colors. Typically, the development of eight lots on an acre will generate greater revenue than the development of one lot on an acre.

Whether capital improvements or expenditures are being made or completed as expected
Not applicable.

Consistency with GMA, the Plan, and Countywide Planning Policies

The proposed changes are consistent with the Growth Management Act (GMA), the Comprehensive Plan, and Countywide Planning Policies. One of the goals of GMA is to encourage development in urban areas with adequate public facilities. Renton is an urban area that has a demonstrated record of encouraging development. The proposed changes do not affect the encouragement of development, but do seek to accommodate growth and growth targets in a manner that mitigates the impact of new development on existing neighborhoods. The proposed changes also encourage the development of new communities that are of quality design and character that new and existing residents of the City will enjoy for decades.

Goal seven of the City of Renton Comprehensive Plan Land Use Element calls for new development and neighborhoods in the City that:

- Contribute to a strong sense of community and neighborhood identity;
- Offer a variety of housing types for a population diverse in age, income, and lifestyle;
- Are varied or unique in character.

The proposed changes seek to ensure the fulfillment of goal seven. By specifying development regulations for items such as lot standards and architectural features, the proposed changes will help to encourage development that contributes to neighborhood identity while also providing a variety of home types and of varied character.

Effect on critical areas and natural resource lands

The proposed changes would not have any effects on critical areas and/or natural resource lands.

Effect on other considerations

Not applicable.

Staff Recommendation

Staff recommends approval of this docket request.

It is recommended that Title IV be amended to provide regulations for street character/site considerations and architectural character in the RC, R-1, R-4, and R-8 zones. The following table outlines the proposed standards. Many of the proposed standards provide a range of choices regarding the manner in which the requirement can be accommodated.

Staff also recommends that guidelines that can be applied if an applicant wishes to accommodate the requirements in a manner different from the prescribed standards be developed as a further part of this work program.

PROPOSED STANDARDS

I. Introduction

The City of Renton is characterized by a variety of neighborhoods, historic as well as new, which bring an excellent quality of life to our citizens. These Residential Design Standards are conceived to continue and enhance this quality of life by encouraging new residential development to produce beautiful neighborhoods of well designed homes. These standards are divided into two subject areas:

- I. Street character / Site Considerations
- II. Architectural Character

A. Street Character / Site Considerations

Quality neighborhoods are characterized by well landscaped, safe, pedestrian oriented streets fronted by a variety of housing types. These qualities are enhanced by lots in a variety of sizes and widths and by homes which vary in scale and massing, each with a prominent entry and generous fenestration facing the street. Garages, while a necessity to today's lifestyles, should not visually dominate the streetscape.

	RC	R-1	R-4	R-8
Lot Configuration One of the following is required:	n/a	n/a	n/a	1. Lot width variation of 10 ft minimum of one per four adjacent street-fronting lots, or 2. Minimum of 4 lot sizes (minimum of 400 gsf size difference), or 3. Front yard setback variations of 5 ft minimum per four adjacent street fronting lots.
Garage Location One of the following is	n/a	1. Recessed from the front of the house and/or covered front	1. Recessed from the front of the house and/or covered front	1. Recessed from the front of the house and/or covered front

required:		porch at least ten feet (10'), or 2. Alley accessed, or 3. Entry does not face a street, or 4. Represents no greater than 50% of the front façade at ground level, or 5. Detached and no closer than six feet (6') to nearest point of primary structure	porch at least ten feet (10'), or 2. alley accessed, or 3. Entry does not face a street, or 4. Represents no greater than 50% of the front façade at ground level, or 5. Detached and no closer than six feet (6') to nearest point of primary structure	porch at least ten feet (10'), or 2. Alley accessed, or 3. Entry does not face a street, or 4. Represents no greater than 50% of the front façade at ground level, or 5. Detached and no closer than six feet (6') to nearest point of primary structure
Primary entries Front doors shall face the street, and be on the façade closest to the street. One of the following is required:	n/a	1. Front porch a minimum of five (5') deep or 2. Front stoop measuring at least ten feet (10') x six feet (6').	1. Front porch a minimum of five (5') deep, or 2. Front stoop measuring at least ten feet (10') x six feet (6').	1. Front porch a minimum of five (5') deep, or 2. Front stoop measuring at least ten feet (10') x six feet (6').
Fenestration	n/a	Significant fenestration is required on all facades facing street frontage or public open space.	Significant fenestration is required on all facades facing street frontage or public open space.	Significant fenestration is required on all facades facing street frontage or public open space.
Bulk & Scale	n/a	A variety of one, one and one half, and two story homes, as well as, bay windows are encouraged. The same model and elevation shall not be built next to each other. Façade Modulation	A variety of one, one and one half, and two story homes, as well as, bay windows are encouraged. The same model and elevation shall not be built next to each other. Façade Modulation	A variety of one, one and one half, and two story homes, as well as, bay windows are encouraged. The same model and elevation shall not be built next to each other. Façade Modulation

		<p>One of the following is required:</p> <ol style="list-style-type: none"> 1. One story (minimum) projection fourteen feet (14') wide (minimum) two foot (2') in depth, on facades visible from the street, or 2. Two foot (minimum) offset of second story from first story on one street facing façade. 	<p>One of the following is required:</p> <ol style="list-style-type: none"> 3. One story (minimum) projection fourteen feet (14') wide (minimum) two foot (2') in depth, on facades visible from the street, or 1. Two foot (minimum) offset of second story from first story on one street facing façade. 	<p>One of the following is required:</p> <ol style="list-style-type: none"> 4. One story (minimum) projection fourteen feet (14') wide (minimum) two foot (2') in depth, on facades visible from the street, or 1. Two foot (minimum) offset of second story from first story on one street facing façade.
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B. Architectural Character

Key characteristics of attractive neighborhoods include variety of housing architectural styles, enhanced by attention to selection of exterior materials, colors, and architectural detailing.

	RC	R-1	R-4	R-8
Architectural Character	n/a	n/a	<ol style="list-style-type: none"> 1. A minimum of 3 differing exterior architectural styles for each 10 adjacent homes, and 2. Adjacent houses must be of differing styles. 	<ol style="list-style-type: none"> 1. A minimum of 3 differing exterior architectural styles for each 10 adjacent homes, and 2. Adjacent houses must be of differing styles.
Roofs One of the following is required:	n/a	n/a	<ol style="list-style-type: none"> 1. Decorative hip or gabled with a pitch greater than one to two (6:12), or 2. Shed roof, or 3. Other decorative roof that meets the intent of 	<ol style="list-style-type: none"> 1. Decorative hip or gabled with a pitch greater than one to two (6:12), or 2. Shed roof, or 3. Other decorative roof that meets the intent of

			creating visual appeal.	creating visual appeal.
Eaves	n/a	n/a	<ol style="list-style-type: none"> 1. Eaves projecting from the roof of the entire building at least eighteen inches (18") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and 2. Rakes on gable ends must extend a minimum of two inches (2)" from the surface of exterior siding materials. 	<ol style="list-style-type: none"> 1. Eaves projecting from the roof of the entire building at least eighteen inches (18") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and 2. Rakes on gable ends must extend a minimum of two inches (2)" from the surface of exterior siding materials.
Architectural Detailing One of the following is required:	n/a	n/a	<ol style="list-style-type: none"> 1. Three and one half inch (3 1/2 ") trim surrounding all windows and detailing all doors, or 2. Combination of shutters and/or three and one half inch (3 1/2") trim on all windows and three and one half inch (3 1/2") trim detailing all doors. 	<ol style="list-style-type: none"> 1. Four inch (4" nominal) trim surrounding all windows and detailing all doors, or 2. Combination of shutters and/or three and one half inch (3 1/2") trim on all windows and three and one half inch (3 1/2") trim detailing all doors.
Materials and Color One of the following is required:	n/a	n/a	<ol style="list-style-type: none"> 1. Minimum of two colors (body and trim), or 2. Minimum of two colors required (body and shutters), or 3. Two differing siding materials 	<ol style="list-style-type: none"> 1. Minimum of two colors (body and trim), or 2. Minimum of two colors required (body and shutters), or 3. Two differing siding materials

			<p>(horizontal siding + shingles, siding + masonry or masonry-like material, etc.)</p> <p>One alternative siding material must comprise a minimum of 30% of the street facing façade and wrap the corners no less than 24 inches.</p>	<p>(horizontal siding + shingles, siding + masonry or masonry-like material, etc.)</p> <p>One alternative siding material must comprise a minimum of 30% of the street facing façade and wrap the corners no less than 24 inches.</p>
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